

FILED
GREENVILLE

MORTGAGE

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THIS MORTGAGE is made this 3rd day of June, 1983, between the Mortgagor, FRANK W. PEARSON

(herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

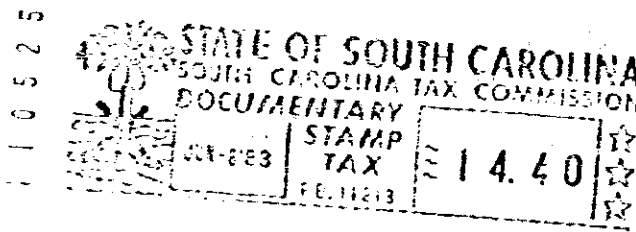
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-Six Thousand and No/100 (\$36,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated June 3, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2003

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land, with all improvements thereon, in Highland Township, Greenville County, State of South Carolina, lying on the south side of Few's Bridge Road, being shown and described on a plat entitled "Property of Frank W. Pearson," prepared by Carolina Surveying Company, on June 1, 1983, recorded in the RMC Office for Greenville, South Carolina, in Plat Book 9-4, at Page 3, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an old spike in the right of way of Few's Bridge Road and running with center of said road, N. 80-24 E. 210.1 feet to a nail and cap; thence turning and running S. 17-43 E. 661.9 feet to an old axel; thence turning and running S. 38-20 W. 247.4 feet to an old iron pin; thence turning and running N. 17-55 W. 829.7 feet to the point of beginning.

Derivation: Burnett M. Cannon, Deed Book 805, at Page 16, recorded August 26, 1966; also deed of Lois B. Lyda, formerly known as Lois B. Pearson, Deed Book 1199, at Page 802, recorded June 7, 1983.



which has the address of Route 3, Few's Bridge Road, Greer

SC 29651 (herein "Property Address");
[State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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